



**268 Westmount Crescent
Okotoks, Alberta**

MLS # A2306094



\$500,000

Division:	Westmount_OK		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,549 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Lawn, Level		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TN
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Window Coverings

Welcome to Westmount, one of Okotoks most sought after communities. This 3 bedroom, 2.5 bathroom truly has it all. New paint and new carpet span throughout the home that welcomes you from the moment you step inside. The open floor plan starts with your well equipped kitchen overlooking and open to your dining room and living room making it the perfect space for entertaining or for quiet nights at home with the family. Your gas fireplace will keep you warm on those cold nights and your southeast facing rear of the home lets in a ton of natural light. Your primary bedroom is huge and will easily fit your king size bed as well as your additional bedroom furniture and offers you a 4 piece ensuite bathroom and walk-in closet. The second and third bedrooms are also a great size and are divided by you additional 4 piece bathroom. The basement is a blank canvas to create whatever space you choose and holds many opportunities for development. The back yard is mass with a large deck, brick patio, mature trees, grass for the kids to play and all day sun! Westmount is a popular, family-friendly community characterized by its high walkability, stunning mountain views, and diverse housing, including townhomes, villas, and single-family homes. The area features extensive walking trails, playgrounds, and this home in particular is only steps away from Westmount School (K-9), the Okotoks Health & Wellness Centre, and numerous retail shops. Do not miss out on your opportunity to own this amazing home in an even more amazing community.